



General Assembly

Amendment

February Session, 2018

LCO No. 4649



Offered by:
REP. CARNEY, 23rd Dist.

To: House Bill No. 5532

File No. 457

Cal. No. 329

**"AN ACT AMENDING THE CHARTER OF THE GROVE BEACH
POINT ASSOCIATION."**

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. An Act Incorporating The Grove Beach Point
4 Association, as adopted by number 148 of the special acts of 1945, as
5 amended by number 223 of the special acts of 1947 and public act 05-
6 247, is amended to add the following (*Effective from passage*):

7 Sec. 18. To promote and maintain the objects of said Association, to
8 secure safety and promote health and the general welfare of the
9 community, to conserve the value of buildings and encourage the most
10 appropriate use of the land, the following restrictions and conditions
11 have been imposed upon all of the land within the territorial limits of
12 said Association:

13 Said conditions and restrictions are as follows:

14 1. No more than one single-family dwelling house, for use and
15 occupancy of one family only, and one private garage shall be erected
16 on any one of the lots within the limits of said Association; no garage
17 shall be erected on any lot until the dwelling house on said lot has
18 been completed. Such garage shall not include living quarters.

19 2. No tents or temporary buildings, or mobile homes shall be
20 erected, located, or maintained on any lot.

21 3. Houses, cottages or dwellings shall be restricted to location and
22 erected only on the main numbered lots, thus 1, 121, etc. No house,
23 cottage or dwelling shall be located or erected on sub-lettered lots, thus
24 95-A, 121-A, etc., 95-B, 101-B, etc. These lots are available only for
25 garages, docks, etc., depending upon location.

26 4. No land or buildings constructed thereon shall be used for any
27 other purposes than occupancy as a residence. Advertising signs of
28 any nature shall not be erected thereon.

29 Said conditions or restrictions may be altered or amended in whole
30 or in part by a two-thirds vote of the Association at a meeting duly
31 warned, if new or additional facts appear or other considerations
32 materially affecting the merits thereof have intervened, provided, at
33 said meeting, the owner of any land within the limits of said
34 Association shall be entitled to a hearing thereon, and provided any
35 person aggrieved by the vote of said Association may appeal
36 therefrom with ten days of such vote to a court of competent
37 jurisdiction. Said Association or any member thereof shall have the
38 right to restrain any violation of the above restrictions by way of
39 injunction and recovery of damages, or both, by the institution of legal
40 action in a court of competent jurisdiction.

41 In the event any condition or restriction adopted by the Association
42 shall conflict with any ordinance of the Town of Westbrook, the more
43 restrictive condition or ordinance shall prevail."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section